#### AGENDA

## CENTRAL BUSINESS IMPROVEMENT DISTRICT FORT SMITH, ARKANSAS

MEETING – Tuesday, September 18, 2018 Area Agency on Aging Building 524 Garrison Avenue Fort Smith, Arkansas 7<sup>th</sup> Floor Board Room

TIME: 9:30 a.m.

- 1. Call to order Mr. Bill Hanna, Chair
- 2. Roll Call
- 3. Approve minutes of August 21, 2018 regular meeting
- 4. Treasurer's Reports
  - a. August 2018 CBID Financial Report
- 5. Presentations & Reports
  - a. 64.6 Downtown Report Talicia Richardson
  - b. Neighborhood Services Report
  - c. CBID Business License & Open Permit Reports
  - d. City Report status of projects
- 6. Business or Discussion Items:
  - a. Review landscape plan for "The Bakery" project at 63 So. 6<sup>th</sup> Street.
- 7. Other discussion items.
- 8. Meeting Schedule:
  - a. October 16, 2018: Regular Meeting
  - b. November 8, 2018: Strategic Planning Session
  - c. November 20, 2018: Regular Meeting
- 9. Adjourn

## CENTRAL BUSINESS IMPROVEMENT DISTRICT FORT SMITH, ARKANSAS

Tuesday, August 21, 2018
Area Agency on Aging building, 524 Garrison Avenue
Fort Smith, Arkansas
7<sup>th</sup> Floor Board Room

**Meeting Minutes** 

The Fort Smith Central Business Improvement District Commission's regular meeting was scheduled for 9:30 a.m. on Tuesday, August 21, 2018 in the 7<sup>th</sup> floor board room of the Area Agency on Aging building, 524 Garrison Avenue, Fort Smith, Arkansas.

The meeting was called to order by Mr. Bill Hanna, Chairperson, at 9:36 a.m. and a quorum was noted present. Also in attendance were commissioners Richard Griffin, Phil White, Lee Ann Vick, Sam Sicard, Rodney Ghan and Jeff Pryor. Commissioner Steve Clark was absent and excused. Others in attendance included Brenda Andrews, Doug Reinert and Jeff Dingman of the City of Fort Smith.

Mr. Ghan moved approval of the minutes of the June 19, 2018 regular meeting. Mr. Sicard seconded, and the motion carried by unanimous vote. There was no meeting in July.

The commissioners considered the Treasurer's report for the months of June and July 2018, such documents being previously provided by Mr. Sicard for the commissioners' review. As of July 31, 2018, the Total Cash-on-Hand for the CBID amounted to \$73,424.45. Restricted funds comprise \$5,439.90 of the total cash. The total cash net of restricted funds amounted to \$67,984.55. Mr. Sicard noted the previously approved disbursement of funds to WAPDD in support of the downtown traffic study project was processed in July. Mr. Pryor moved to accept the Treasurer's Report. Mr. Ghan seconded, and the motion carried unanimously.

Mr. Hanna introduced Mr. Tim Allen, Executive Director of the Fort Smith Regional Chamber of Commerce, and Mr. Leslie Lane of Arkansas Capital Corporation to discuss the topic of Economic Opportunity Zones. Mr. Allen noted that there are 83 such zones statewide, and three such zones designated in Fort Smith, as recommended by Governor Hutchinson and approved by the U.S. Department of Treasury. Mr. Lane then reviewed many of the parameters of the program, which is intended to encourage persons or entities with capital gains to invest those gains in Opportunity Funds that support development or redevelopment projects within the designated Economic Opportunity Zones in order to defer or reduce income taxes owed on the capital gains. The program is not a grant or low interest loan program, but rather an income tax benefit program, administered by the Department of Treasury. The program currently lacks clarity in terms of rules and regulations, but the Treasury Department is expected to issue clarification statements this fall. In the meantime, investors are able to consult with their own attorneys and tax advisors to establish Opportunity Funds right now. There are time parameters to consider, both in terms of forwarding capital gains to an Opportunity Fund and then in terms of identifying qualifying projects on which the funds may be spent. Mr. Lane responded to specific questions from Commissioners about how the program works, including questions regarding renovations to property already owned. Although Mr. Lane provided general responses, it was suggested that specific questions be addressed to tax advisors or attorneys for clarification. After the discussion, the CBID thanked Mr. Allen and Mr. Lane for attending and participating in the meeting.

Mr. Hanna next introduced Talicia Richardson, Executive Director of 64.6 Downtown, for an update on activities. Mrs. Richardson noted that the previous discussion on Economic Opportunity Zones falls in line with the 64.6 mission of increasing opportunities for investment in downtown Fort Smith. She further noted that 64.6 Downtown will publicize and hold a "Downtown Investment Summit" on October 30 in order to educate the public and potential investors on the various investment tools, incentives, and potential grant programs that can be used when investing in property or opening a business in downtown Fort Smith. More information on that summit will be made public in the coming weeks.

Mrs. Richardson reported that 64.6 Downtown is busy working with realtors, business owners, and property owners to identify all available spaces downtown, be they available for sale or rent, residential or commercial. They intend to work with property owners interested in finding tenants for vacant spaces or finding incentives to renovate or improve their properties. 64.6 has already started working with various city departments (Streets, Parks, Sanitation) on efforts to clean up and improve the appearance of the public rights-of-way. She then noted that 64.6 continues to follow-up on aspects of the Propelling Downtown Forward plan, such as the needed comprehensive traffic study and the Form-Based Code zoning regulations for downtown.

The traffic study, to be administered by WAPDD, is pending finalizing the agreement and the needed funding. The City has committed \$100,000 to the study, and the private sector is currently \$5,000 short of coming up with the remaining \$52,000 that is needed. As noted above, the CBID has provided \$20,000 of that amount. Upon completion of the agreement, the consultant will perform the work.

Ms. Brenda Andrews, on behalf of the city's Planning Department, noted that the Form-Based Code zoning regulation project was underway. The Planning Department has recently received the first few chapters of the draft revisions from the consultant and will review and provide responses as they continue to learn the proposed processes involved. When the proposed language has been completed and reviewed, the next step will be publicizing the proposed changes, including holding public meetings to explain the revisions and how the new regulations will work. Mr. Griffin expressed concern at the timeliness of moving forward with this project, as the Propelling Downtown Forward plan was approved over a year ago. Ms. Andrews noted that the project is moving ahead but is one of several projects on which the Development Services staff is working, not the least of which is the implementation of the EnerGov portion of the City's ERP records & management system. Upon the question of prioritization of such projects, Mr. Dingman noted that the ERP project is a city-wide undertaking related to the city's overall financial and records management processes, and that the city is in the middle of a two-year implementation of this project, so it is a high priority item for all departments. Regardless, the staff is still working the Form-Based Code project with the consultant and will move it forward for public review as it ready.

Mrs. Richardson then noted that 64.6 Downtown is focused on leveraging the momentum of downtown and riverfront development, including the skate and bike park currently under construction, programming at the amphitheater, and seeking opportunities for pop-up businesses such as bike rentals or Bird scooters that can add to the vitality and atmosphere of the district. Efforts have led to successes in getting new pedestrian crossing lights installed, and to the Fort Smith Police using its new motor patrol division for traffic enforcement in the district. Further discussions with ARDOT are needed regarding maintenance of US Highways downtown, including specifically the intersection at 5<sup>th</sup> and Garrison, and the truck-route portion of North A Street that is extremely rough between Riverfront Drive and North 5<sup>th</sup> Street.

Interested parties continue to focus on developing amenities and residential opportunities downtown. Mr. John McIntosh relayed that the Gateway Park project is moving along. A cost estimate of \$579,000 has been identified, and private efforts are underway to raise the needed funding. The construction of the project itself is expected to start in the spring, and be complete in the fall of 2019. Mr. McIntosh expressed his thanks to OG&E for working in advance to accommodate this project.

Mr. Ghan noted that while the downtown district is seeing success, there are still instances where businesses have recently moved from downtown to other parts of the city. One in particular needed to move as it outgrew its location, and another couldn't reach agreement with its landlord. Mrs. Richardson noted she was aware of both, and in both instances tried to work with the businesses to keep them downtown. 64.6 Downtown will continue efforts to help businesses locate and stay downtown.

Mr. Hanna noted that in addition to the planned summit on October 30, that Mrs. Richardson has agreed to facilitate a strategic planning session of the CBID this fall. He suggested that members be open to spending a half day or so in October/November for this purpose, and asked Mr. Dingman to facilitate a date.

Doug Reinert, the city's Director of Parks & Recreation, presented an update on city projects. Along with Bobby Aldridge of Frontier Engineering, he reported that the Bike & Skate Park on the riverfront is still under construction, and experienced weather delays with last week's rain. The park is currently set to be complete in early September, and then a Grand Opening celebration will be planned for late September or mid-October. In the meantime, the park is attracting skaters even before it is complete, and the Parks Department and construction contractor are trying to take steps to keep people out of the construction site until the park is complete.

Mr. Reinert noted that the Rice Carden trail extension to Fort Smith Park has reached substantial completion, with some drainage work and punch-list items left for completion. The downtown district has around 300 decorative street lamps, and the Parks Department is incrementally converting them from halogen bulbs to LED's, which is an expense but will lessen operating expenses and energy costs. They are also evaluation options as to what to do with the gas lamps on Court Street. Maintenance crews are already starting to work on the Christmas lights, which will soon take up most of their time to get the lights ready and in place for the holiday season.

Mr. Griffin asked about the utilization of the soccer fields at the 51-Acre site on Riverfront Drive. Mr. Reinert responded that the two completed fields and adjacent open space do not seem to be getting much use, most likely attributed to the fact that there is still no source of water to the site for irrigation purposes or to accommodate restrooms or drinking fountains. The city has not been successful in securing an easement from KCS railroad from the property east to Spradling Avenue for bringing utilities to the site. Mr. Hanna agreed to discuss this further with Mr. Reinert in hopes of moving toward securing the needed easement from KCS.

The CBID considered a request for variances from sign regulations related to the size of letters and the use of plastic substrate from the owner of 1021 Garrison Avenue, who is improving the property and converting it from the former Riverfront Inn to a Red Roof Inn. The new requested signage conforms to the requirements of their Red Roof Inn franchise. Mr. Griffin noted that modern sign fabrication often uses plastic substrates, and that the CBID's design guidelines should be reviewed and modified to reflect that so that property owners or businesses do not need to ask the CBID for that specific variance from the regulation. Ultimately, Mr. Griffin moved approval of the requested variances. Mr. White seconded, and the motion carried by unanimous vote.

The CBID next considered a request for variance from sign regulations related to the use of plastic substrate for a sign at 1120 Garrison Avenue. Crosspointe Insurance Advisors, LLC proposes a wall-mounted sign on the building, but it will incorporate plastic in its design. Mr. Griffin moved approval of the variance. Mr. Ghan seconded, and the vote to approve was unanimous.

The Fort Smith Farmer's Market on Garrison Avenue, represented by Ms. Amanda Pereira, Assistant Market Manager, proposed that the CBID consider endorsing a proposal to the City's Board of Directors that the city-owned "Farmers Market Parking Lot" at Garrison and North 2<sup>nd</sup> Street be improved with pavilions, electrical service, and restrooms. Ms. Pereira acknowledged this has been discussed in the past but encountered funding issues and has not been done. The Market engaged MAHG Architects to scale down previous designs for a proposed project to a more affordable option, and a rendering and proposed layout was provided to the CBID. The issue, of course, is still funding and the CBID asked about estimated cost. Ms. Pereira relayed their understanding that estimated cost is about \$100,000 but that number will need to be confirmed. In support, Ms. Pereira noted that the Market operates year-round, and that they have no immediate access to restrooms or hand-washing facilities. They also encounter difficulties with vendors that require electrical service. The proposed improvements will also help organize vendors to make efficient use of the space. Such improvements could be used by the City for other events when the Market is not operating. The CBID, while recognizing that such a project will depend on funding, relayed general support for the idea, and agreed to take up further discussion on the topic at its planning session this fall.

Mr. Griffin asked for a status report on property maintenance enforcement efforts at 815 North B Street. Ms. Andrews reported that staff is in contact with the property owner and is monitoring incremental, albeit slow progress in rectifying enforcement issues. He also inquired as to inoperable autos previously reported at 221 Towson and 301 South 12<sup>th</sup>, and Ms. Andrews reported that the inoperable vehicles have been removed from those locations.

The next meeting of the CBID Commission is scheduled for September 18, 2018. There being no additional business before the Commission, the meeting adjourned at approximately 11:03 a.m.

Respectfully submitted,

Jeff Dingman

Deputy City Administrator

# CENTRAL BUSINESS IMPROVEMENT DISTRICT #1 FORT SMITH, ARKANSAS August 31, 2018

#### **SELECTED ASSETS**

Checking	\$20,121.40
Savings*	\$53,959.68_*
Total Cash-on-Hand (Net of Outstanding Checks)	\$74,081.08

#### \*RESTRICTED FUNDS-WEST END PARK SUBSIDY

(Included in savings balance)

DONOR	DATE	AMOUNT
CBID - Board motion	12/16/2014	\$6,000.00
Check#1401 for West End Park Loss 2015	3/25/2016	-\$1,740.68
Check#1047 for West End Park Loss 2016	4/18/2017	-\$1,969.42
TOTAL WEST END PARK SUBSIDY FUNDS	_	\$2,289.90

Undesignated

Anonymous Donor \$5,000.00 check# 1044 64.6 Downtown 12/20/2016 -\$1,850.00 TOTAL UNDESIGNATED FUNDS \$3,150.00

\*PLEDGE COMMITMENTS TO BE PAID:

TOTAL RESTRICTED FUNDS \$5,439.90 - Deducted from above cash balance

TOTAL CASH NET OF RESTRICTED FUNDS \$68,641.18

#### Central Business Improvement District #1 Fort Smith, Arkansas Financials August 31, 2018

#### BEGINNING YEAR BALANCE (Checking & Savings Account)

89,107.92

Monthly Rental:	CURRENT MONTH	YEAR-TO-DATE	
Monthly rental income-U A Fort Smith for The Lyon's Den Building-Initial payment May 2012 of \$15,005.00-Monthly payments thereafter of \$5,410.00	5,410.00	43,280.00	
Interest earned on savings account  Royalties: Sonat Exploration Company Ozark Oil & Gas Chesapeake Operating, Inc. Southwestern Coal Co./Ft.Smith #1	27.63	173.16	
Robert B. Westphal/ F.S.#1 Royalties  Total Income	5,437.63	43,453.16	
Loan Payment: First National Bank	4,810.00	38,480.00	
Paid Item Fee- Refunded on 8/8/18 Check #1049 to WAPDD for Fort Smith Traffic Study	(29.00) 0.00	0.00 20,000.00	
Total Expenses	4,781.00	58,480.00	
Net Change	656.63	(15,026.84)	
Month End Balance		<u>74,081.08</u>	į

First National Bank of Fort Smith P.O. Box 7 602 Garrison Avenue Fort Smith, Arkansas 72902



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\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*EXCLUDE-General Date 8/31/18 Page 9959 0.6420 EX 0.000 30 2 723 992628 PRIMARY ACCOUNT **ENCLOSURES** CENTRAL BUSINESS IMPROVEMENT DIST #1 OF CITY OF FT SMITH % AL SNIDER/ACCOUNTING DEPT \*\*\*\*\*\*\*\* Downtown \*\*\*\*\*\*\*\*\*\* ACCOUNT TITLE: CENTRAL BUSINESS IMPROVEMENT DIST #1 OF CITY OF FT SMITH % AL SNIDER/ACCOUNTING DEPT PUBLIC FUNDS CHECKING NUMBER OF ENCLOSURES 1 ACCOUNT NUMBER 992628 Statement Dates 9/03/18 8/01/18 thru 19,492.40 PREVIOUS BALANCE DAYS IN THE STATEMENT PERIOD 34 5,439.00 AVERAGE LEDGER 2 DEPOSITS 20,080.13 1 CHECKS/CHARGES 4,810.00 AVERAGE COLLECTED 19,620.42 .00 SERVICE CHARGE INTEREST PAID .00 20,121.40 CURRENT BALANCE DEPOSITS AND ADDITIONS DESCRIPTION AMOUNT

5,410.00

AMOUNT

4,810.00-

29.00

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
8/01	19,492.40	8/03	20,092.40	8/08	20,121.40

////////// ELECTRONIC WITHDRAWALS AND DEDUCTIONS \\\\\\\\\\\\\\\\



2616980



DATE

DATE

8/03

8/03

8/08

DEPOSIT

DESCRIPTION

Acct No.

Transfer to Loan

Paid Items Reversal YTD

Date: 8/31/2018

Account:

992628

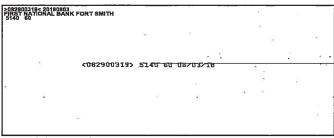
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Amount \$5,410.00 Date 8/3/2018

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Date 8/3/2018 Back

First National Bank of Fort Smith P.O. Box 7 602 Garrison Avenue Fort Smith, Arkansas 72902



Date 8/31/18 PRIMARY ACCOUNT ENCLOSURES Page 1 8174650

ACCOUNT TITLE:

CENTRAL BUSINESS IMPROVEMENT DIST #1 OF CITY OF FT SMITH % AL SNIDER/ACCOUNTING DEPT

PUBLIC FUND MM SAV
ACCOUNT NUMBER
PREVIOUS BALANCE
DEPOSITS
WITHDRAWAL(S)
SERVICE CHARGE
INTEREST PAID
CURRENT BALANCE

8174650 Statement Dates 8/01/18 thru 9/03/18 53,932.05 DAYS THIS STATEMENT PERIOD 34 .00 AVERAGE LEDGER 53,932.05 .00 AVERAGE COLLECTED 53,932.05 .00 Interest Earned 27.63 27.63 Annual Percentage Yield Earned 0.55% 53,959.68 2018 Interest Paid 173.16

DETAIL TRANSACTIONS BY DATE

9/03 Interest Deposit

27.63

53,959.68

\* \* \* END OF STATEMENT \* \*



### **CBID Building Permits Issued for 2018**

18-0011 1/4/2018 508 GARRISON AVE CEILING TILE AND GRID 18-0067 1/15/2018 708 GARRISON AVE REPAIR TERMITE DAMAGE 18-0086 1/18/2018 106 N 9TH ST SIGN FOR EDWARD JONES INVESTMENTS 18-0149 1/31/2018 701 GARRISON AVE INTERIOR REMODEL NO STRUCTURAL 18-0253 2/21/2018 1021 GARRISON AVE INTERIOR REMODEL DOORS 18-0301 3/14/2018 706 GARRISON AVE REPLACE ROOF 18-0403 3/14/2018 520 TOWSON AVE POLE SIGN 18-0404 3/14/2018 624 TOWSON AVE POLE SIGN 18-0405 3/16/2018 512 GARRISON WATERPROOFING & STRUCTURAL REPAIRS 18-0460 3/23/2018 715 ROGERS AVE REPLACE FABRIC AWNING 18-0589 4/16/2018 906 GARRISON AVE REPLACE FOR 906 LOUNGE BY WINTONS 18-0687 4/30/2018 602 GARRISON AVE REPLACE ROOF 18-0944 6/14/2018 507 GARRISON AVE REPLACE ROOF 18-0984 6/14/2018 507 GARRISON AVE REPLACE ROOF 18-1949 6/14/2018 509 GARRISON AVE REPLACE ROOF 18-1949 70 70 70 70 70 70 70 70 70 70 70 70 70	Permit #	Date	Address	Work Permitted
18-0086       1/18/2018       106 N 9TH ST       SIGN FOR EDWARD JONES INVESTMENTS         18-0149       1/31/2018       701 GARRISON AVE       INTERIOR REMODEL NO STRUCTURAL         18-0253       2/21/2018       1021 GARRISON AVE       INTERIOR REMODEL DOORS         18-0301       3/1/2018       706 GARRISON AVE       REPLACE ROOF         18-0403       3/14/2018       520 TOWSON AVE       POLE SIGN         18-0404       3/14/2018       624 TOWSON AVE       POLE SIGN         18-0415       3/16/2018       512 GARRISON       WATERPROOFING & STRUCTURAL REPAIRS         18-0460       3/23/2018       715 ROGERS AVE       REPLACE FABRIC AWNING         18-0589       4/16/2018       906 GARRISON AVE       REMODEL FOR 906 LOUNGE BY WINTONS         18-0687       4/30/2018       602 GARRISON AVE       REPLACE ROOF         18-0984       6/14/2018       507 GARRISON AVE       REPLACE ROOF         18-0988       6/14/2018       507 GARRISON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0011	1/4/2018	508 GARRISON AVE	CEILING TILE AND GRID
18-0149       1/31/2018       701 GARRISON AVE       INTERIOR REMODEL NO STRUCTURAL         18-0253       2/21/2018       1021 GARRISON AVE       INTERIOR REMODEL DOORS         18-0301       3/1/2018       706 GARRISON AVE       REPLACE ROOF         18-0403       3/14/2018       520 TOWSON AVE       POLE SIGN         18-0404       3/14/2018       624 TOWSON AVE       POLE SIGN         18-0415       3/16/2018       512 GARRISON       WATERPROOFING & STRUCTURAL REPAIRS         18-0460       3/23/2018       715 ROGERS AVE       REPLACE FABRIC AWNING         18-0589       4/16/2018       906 GARRISON AVE       REMODEL FOR 906 LOUNGE BY WINTONS         18-0687       4/30/2018       602 GARRISON AVE       REPLACE ROOF         18-0984       6/14/2018       507 GARRISON AVE       REPLACE ROOF         18-0988       6/14/2018       620 TOWSON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0067	1/15/2018	708 GARRISON AVE	REPAIR TERMITE DAMAGE
18-0253       2/21/2018       1021 GARRISON AVE       INTERIOR REMODEL DOORS         18-0301       3/1/2018       706 GARRISON AVE       REPLACE ROOF         18-0403       3/14/2018       520 TOWSON AVE       POLE SIGN         18-0404       3/14/2018       624 TOWSON AVE       POLE SIGN         18-0415       3/16/2018       512 GARRISON       WATERPROOFING & STRUCTURAL REPAIRS         18-0460       3/23/2018       715 ROGERS AVE       REPLACE FABRIC AWNING         18-0589       4/16/2018       906 GARRISON AVE       REMODEL FOR 906 LOUNGE BY WINTONS         18-0687       4/30/2018       602 GARRISON AVE       REPLACE ROOF         18-0941       6/7/2018       21 N 2ND St       BMB REMODEL         18-0984       6/14/2018       507 GARRISON AVE       REPLACE ROOF         18-0988       6/14/2018       509 GARRISON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       100 TOWSON AVE       REPLACE EQUIPMENT	18-0086	1/18/2018	106 N 9TH ST	SIGN FOR EDWARD JONES INVESTMENTS
18-0301       3/1/2018       706 GARRISON AVE       REPLACE ROOF         18-0403       3/14/2018       520 TOWSON AVE       POLE SIGN         18-0404       3/14/2018       624 TOWSON AVE       POLE SIGN         18-0415       3/16/2018       512 GARRISON       WATERPROOFING & STRUCTURAL REPAIRS         18-0460       3/23/2018       715 ROGERS AVE       REPLACE FABRIC AWNING         18-0589       4/16/2018       906 GARRISON AVE       REMODEL FOR 906 LOUNGE BY WINTONS         18-0687       4/30/2018       602 GARRISON AVE       REPLACE ROOF         18-0941       6/7/2018       21 N 2ND St       BMB REMODEL         18-0984       6/14/2018       507 GARRISON AVE       REPLACE ROOF         18-0988       6/14/2018       620 TOWSON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1295       8/16/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       REPLACE EQUIPMENT	18-0149	1/31/2018	701 GARRISON AVE	INTERIOR REMODEL NO STRUCTURAL
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18-0404       3/14/2018       624 TOWSON AVE       POLE SIGN         18-0415       3/16/2018       512 GARRISON       WATERPROOFING & STRUCTURAL REPAIRS         18-0460       3/23/2018       715 ROGERS AVE       REPLACE FABRIC AWNING         18-0589       4/16/2018       906 GARRISON AVE       REMODEL FOR 906 LOUNGE BY WINTONS         18-0687       4/30/2018       602 GARRISON AVE       REPLACE ROOF         18-0941       6/7/2018       21 N 2ND St       BMB REMODEL         18-0984       6/14/2018       507 GARRISON AVE       REPLACE ROOF         18-0988       6/14/2018       620 TOWSON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1295       8/16/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0301	3/1/2018	706 GARRISON AVE	REPLACE ROOF
18-0415       3/16/2018       512 GARRISON       WATERPROOFING & STRUCTURAL REPAIRS         18-0460       3/23/2018       715 ROGERS AVE       REPLACE FABRIC AWNING         18-0589       4/16/2018       906 GARRISON AVE       REMODEL FOR 906 LOUNGE BY WINTONS         18-0687       4/30/2018       602 GARRISON AVE       REPLACE ROOF         18-0941       6/7/2018       21 N 2ND St       BMB REMODEL         18-0984       6/14/2018       507 GARRISON AVE       REPLACE ROOF         18-0988       6/14/2018       620 TOWSON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1295       8/16/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0403	3/14/2018	520 TOWSON AVE	POLE SIGN
18-0460       3/23/2018       715 ROGERS AVE       REPLACE FABRIC AWNING         18-0589       4/16/2018       906 GARRISON AVE       REMODEL FOR 906 LOUNGE BY WINTONS         18-0687       4/30/2018       602 GARRISON AVE       REPLACE ROOF         18-0941       6/7/2018       21 N 2ND St       BMB REMODEL         18-0984       6/14/2018       507 GARRISON AVE       REPLACE ROOF         18-0988       6/14/2018       620 TOWSON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1295       8/16/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0404	3/14/2018	624 TOWSON AVE	POLE SIGN
18-0589       4/16/2018       906 GARRISON AVE       REMODEL FOR 906 LOUNGE BY WINTONS         18-0687       4/30/2018       602 GARRISON AVE       REPLACE ROOF         18-0941       6/7/2018       21 N 2ND St       BMB REMODEL         18-0984       6/14/2018       507 GARRISON AVE       REPLACE ROOF         18-0988       6/14/2018       620 TOWSON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1295       8/16/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0415	3/16/2018	512 GARRISON	WATERPROOFING & STRUCTURAL REPAIRS
18-0687       4/30/2018       602 GARRISON AVE       REPLACE ROOF         18-0941       6/7/2018       21 N 2ND St       BMB REMODEL         18-0984       6/14/2018       507 GARRISON AVE       REPLACE ROOF         18-0988       6/14/2018       620 TOWSON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1295       8/16/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0460	3/23/2018	715 ROGERS AVE	REPLACE FABRIC AWNING
18-0941       6/7/2018       21 N 2ND St       BMB REMODEL         18-0984       6/14/2018       507 GARRISON AVE       REPLACE ROOF         18-0988       6/14/2018       620 TOWSON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1295       8/16/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0589	4/16/2018	906 GARRISON AVE	REMODEL FOR 906 LOUNGE BY WINTONS
18-0984       6/14/2018       507 GARRISON AVE       REPLACE ROOF         18-0988       6/14/2018       620 TOWSON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1295       8/16/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0687	4/30/2018	602 GARRISON AVE	REPLACE ROOF
18-0988       6/14/2018       620 TOWSON AVE       DEMO BUILDING         18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1295       8/16/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0941	6/7/2018	21 N 2ND St	BMB REMODEL
18-1227       8/3/2018       509 GARRISON AVE       WALL SIGN         18-1295       8/16/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0984	6/14/2018	507 GARRISON AVE	REPLACE ROOF
18-1295       8/16/2018       509 GARRISON AVE       NEW SIGN         18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-0988	6/14/2018	620 TOWSON AVE	DEMO BUILDING
18-1368       8/28/2018       100 TOWSON AVE       2 WALL SIGNS         18-1373       8/28/2018       823 GARRISON AVE       REPLACE EQUIPMENT	18-1227	8/3/2018	509 GARRISON AVE	WALL SIGN
18-1373 8/28/2018 823 GARRISON AVE REPLACE EQUIPMENT	18-1295	8/16/2018	509 GARRISON AVE	NEW SIGN
	18-1368	8/28/2018	100 TOWSON AVE	2 WALL SIGNS
18-1378	18-1373	8/28/2018	823 GARRISON AVE	REPLACE EQUIPMENT
	18-1378	8/29/2018	1120 GARRISON AVE	ERECT NEW PROJECTING SIGN

DAIL			Business Status		
APPLIED at			APPROVED NOT		
Planning BUSINESS ADDRESS			APPROVED	NOTES	
1/5/2018 915 Garrison Ave	Bo Rogers		Approved	Mobile Food Truck	
1/8/2018 520 Towson Ave	Dr. Carey K Andreoiu	eoiu	Approved	Dr. Office/Clinic	
1/12/2018 410 N B Street	Tipsy Mockingbird Books	rd Books	Approved	retail book store	
2/6/2018 1201 Garrison Ave		nsas	Approved	cell phone store	
2/12/2018 1021 Garrison Ave	e Riverfront Inn		Approved	Motel/Hotel	
2/20/2018 622 Parker Ave	Ledbetter Cogbill Arnold and Happroved	l Arnold and H	Approved	Legal Services	
2/22/2018 11 North 3rd Street	et Olen & Co LLC		Approved	Gift shop	
3/1/2018 201 North 2nd Street	eet OK Foods Inc. Refrigeration	frigeration	Approved	Packaging and distribution center	
3/7/2018 913 Garrison Ave	Tea Kitchen		Approved	Mobile Food Truck	
3/8/2018 101 North 10th Street		e Shop	Approved	Bookstore	
3/20/2018 511 Garrison Avenue		an Attorneys	Approved	Legal Services	
3/29/2018 509 Garrison Avenue		vn	Approved	Private Club	
4/10/2018 1001 Towson Avenue	nue Hospital		Approved	Dr. Office/Clinic	
4/12/2018 916 South D Street	t Thermold Magazines	ines	Approved	Packaging and Distribution Center	
4/19/2018 106 North 9th Street			Approved	Investment banking, securities, brokerages	okerages
4/26/2018 500 Garrison Ave	5th Street Café		Approved	Restaurant	
4/30/2018 319 South 9th Street	eet   Preferred Office Technologies	Technologies	Approved	Consulting Services	
5/9/2018 101 North 10th Street	reet Tone Beauty Bar, LLC	, LLC	Approved	Hair Salon	
5/17/2018 320 South 9th Street	eet Mesa Industries		Approved	Manufacturing Light	
5/22/2018 203 South 11th Street	reet Wisha K9		Voided by applicant	Animal & Pet Services (Indoor)	
5/24/2018 1015 Garrison Ave	e Street Sweets		Approved	Snow Cone (Mobile Food)	
6/4/2018 515 Towson Ave	Honey Bee Photography	ography	Approved	Photography Studio	
6/26/2018 100 Towson Ave	Outfitter Roofing & Const	g & Const.	Approved	Contractor Office	
7/5/2018 70 South 7th Street	et The Bakery		Voided by applicant	Event Center	
7/23/2018 913 Garrison Ave	Quesa-Dea-Yalls		Approved	Mobile Food Truck	
8/2/2018 1002 Garrison Ave	e Hero's		Approved	Bar or Tavern	
8/3/2018 310 Towson Ave	Francis Heating and Air LLC	and Air LLC	Approved	Contractor Office	
8/9/2018 823 Garrison Ave	Gus' Bar and Grill		Pending Fire/Building/ABd Restaurant	Restaurant	
8/14/2018 900 Towson Ave	A & E Auto Sales		Approved	Auto Sale (legal non-conforming)	
8/22/2018 914 Towson Ave	Distinctively Vintage & More	age & More	Approved	Furniture or Home Furnishings (used)	(pa
8/23/2018 809 Garrison Ave	Arkansas Community Correctio Approved	unity Correctio	Approved	Government Office	

8/30/2018 906 Garrison Ave	The Lounge	Pending Fire/Building/ABd	Private Club	
9/6/2018 70 South 7th Street	The Bakery	Approved	Event Center	

From: Ruth, Rick
To: Andrews, Brenda
Subject: CBID Report

Date: Thursday, September 13, 2018 3:13:31 PM

Brenda,

815 N. B St. (Eric Arthur) is continuing to work on the restoration of the porch column(s) material prior to reconstruction.

#### Rick Ruth

Property Maintenance Supervisor Neighborhood Services Division

Phone: (479) 784-1027 Fax: (479) 784-1030

E-Mail: <a href="mailto:rruth@fortsmithar.gov">rruth@fortsmithar.gov</a>



www.fortsmithar.gov

#### **MEMORANDUM**

TO: Jeff Dingman, Deputy City Administrator FROM: Brenda Andrews, Planning Department

**DATE:** September 14, 2018

**SUBJECT:** 63 South 6<sup>th</sup> Street – Landscaping Plan (The Bakery)

Enclosed for the CBID's review is a landscape plan for The Bakery, a future catering business, tap room and brewery with a landscaped courtyard in the former Shipley Bakery building at 63 South 6<sup>th</sup> Street. The Bakery is currently used as an event center.

On June 19, 2018, the CBID approved a variance application from KMW Properties to allow demolition of approximately 1,500 s.f. of the building and to install architectural metal wall panels on the west, south, and east facades. When the variances were approved, the landscape plan was not finalized.

The paved courtyard will be adjacent to South 7<sup>th</sup> Street. The plan shows the courtyard landscaped with a variety of shrubs, ornamental grasses, flowers, trees, and grass areas. Other features of the courtyard include a covered deck, stage area, bocce ball court, and benches.

If you have any questions, don't hesitate to contact me.

Enc.

